029.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,700 / 967,700
					USE VALUE:	967,700 / 967,700
					ASSESSED:	967,700 / 967,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEISS PAUL G--ETAL
Owner 2:	WEINRIB RUTH
Owner 3:	
Street 1:	43 HARLOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2769 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5123.000	508,100	600	459,000	967,700
Total Card	0.118	508,100	600	459,000	967,700
Total Parcel	0.118	508,100	600	459,000	967,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.48 /Parcel: 349.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20195

GIS Ref

GIS Ref

Insp Date 02/14/19

!2437!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,100	600	5,123.	459,000	967,700		Year end	12/23/2021
2021	104	FV	485,200	600	5,123.	459,000	944,800		Year End Roll	12/10/2020
2020	104	FV	485,200	600	5,123.	459,000	944,800	944,800	Year End Roll	12/18/2019
2019	104	FV	424,500	600	5,123.	487,600	912,700	912,700	Year End Roll	1/3/2019
2018	104	FV	424,500	600	5,123.	355,700	780,800	780,800	Year End Roll	12/20/2017
2017	104	FV	374,300	0	5,123.	309,800	684,100	684,100	Year End Roll	1/3/2017
2016	104	FV	374,300	0	5,123.	263,900	638,200	638,200	Year End	1/4/2016
2015	104	FV	333,800	0	5,123.	258,200	592,000	592,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:29:43

LAST REV

Date	Time
10/30/20	08:38:18
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19127-30		6/1/1988		280,000	No	No		Y

USER DEFINED

Prior Id # 1:	20195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	880	Inter Fi	13,800	C				
12/16/2014	1707	New Wind	2,650					Install 1 casement
11/1/2011	1396	Re-Roof	11,232					
6/6/2001	378	Redo Kit	28,500	C		G3	GR FY03	

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
2/18/2000	Mailer Sent		
2/18/2000	Measured	263	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5123		Sq. Ft.	Site		0	80.	1.12	1									458,951						459,000	

Total AC/HA: 0.11761 | Total SF/SM: 5123 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 458,951 | Spl Credit | Total: 459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07613635
Const Adj.:	1.00989902
Adj $ / SQ:	195.622
Other Features:	130291
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736411
Depreciation:	228287
Depreciated Total:	508124

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

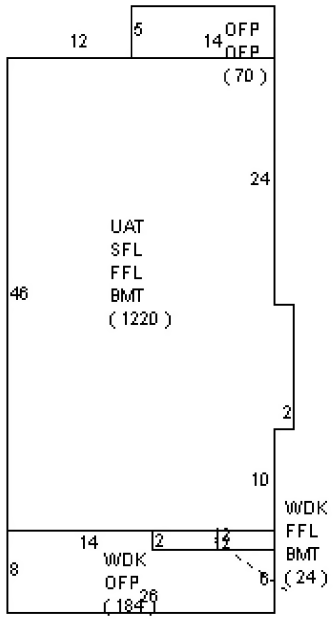
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	195.62
Special Features:	0	Val/Su Net:	111.79
Final Total:	508100	Val/Su SzAd	206.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,244	58.690	73,006
FFL	First Floor	1,244	195.620	243,354
SFL	Second Floor	1,220	195.620	238,659
OFP	Open Porch	324	21.810	7,065
UAT	Upper Attic	305	136.940	41,765
WDK	Deck	208	10.910	2,270

Net Sketched Area:	4,545			Total:	606,119
Size Ad	2464	Gross Area	5460	FinArea	2769

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc